

Sales: 020 8900 2811
Lettings: 020 8900 2121
Email: wembley@danielsestateagents.co.uk
www.danielsestateagents.co.uk

daniels
danielsestateagents.co.uk



Wembley Park Drive

Wembley, Middlesex, HA9 8HA

Asking Price £800,000



GROUND FLOOR
710 sq.ft. (66.0 sq.m.) approx.

1ST FLOOR
575 sq.ft. (53.4 sq.m.) approx.

The floor plan shows a property with a ground floor and a first floor. The ground floor features a kitchen (10'0" x 10'11", 5.03m x 3.34m), a reception area (17'2" x 13'5", 5.25m x 4.08m), an entrance hall, and a bathroom (7'1" x 6'3", 2.16m x 2.16m). The first floor includes three bedrooms (Bedroom 1: 12'5" x 10'3", 4.99m x 3.17m; Bedroom 2: 12'5" x 9'8", 3.17m x 2.97m; Bedroom 3: 13'2" x 9'1", 4.03m x 2.46m), a bathroom (7'1" x 6'3", 2.16m x 2.16m), and a living area. A large watermark for 'daniels stateagents.co.uk' is overlaid on the plan.

TOTAL FLOOR AREA: 1285 sq.ft. (119.4 sq.m.) approx.
Made with Netopix 0025

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current Average: 50%		Potential: 77%

England & Wales EU Directive 2010/31/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Current Average: 50%		Potential: 77%

England & Wales EU Directive 2010/31/EC

Please contact our Daniels, Wembley Office
on 020 8900 2811 if you wish to arrange a viewing appointment
for this property or require further information.

- DETACHED
- TWO RECEPTIONS
- NO UPPER CHAIN
- THREE BEDROOMS
- OFF STREET PARKING
- EXCELLENT POTENTIAL TO EXTEND (stpp)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



35 Court Parade, Sudbury
Middlesex HA0 3HS

Sales 020 8904 4888
Lettings 020 8452 7999
E sudbury@danielsestateagents.co.uk

438 High Road, Wembley
Middlesex HA9 6AH

Sales 020 8900 2811
Lettings 020 8452 7999
E wembley@danielsestateagents.co.uk

352 Neasden Lane, Neasden
London NW10 0AD

Sales 020 8452 7000
Lettings 020 8452 7999
E neasden@danielsestateagents.co.uk

33 Walm Lane, Willesden Green
London NW2 5SH

Sales 020 8452 7000
Lettings 020 8452 7999
E willesdengreen@danielsestateagents.co.uk

77 Chamberlayne Road, Kensal Rise
London NW10 3ND

Sales 020 8969 5999
Lettings 020 8969 5999
E kensalrise@danielsestateagents.co.uk